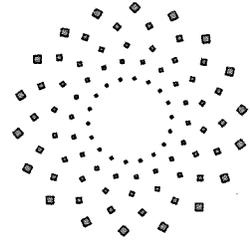


# PEMBROKE



December 7, 2018

## BY HAND DELIVERY

Mr. Brian Golden, Director  
Boston Planning and Development Agency  
Boston City Hall, 9th Floor  
One City Hall Square  
Boston, MA 02201

BRB

**Re: Letter of Intent to File a Project Notification Form  
Commonwealth Pier Revitalization Project**

'18 DEC 7 AM 9:09:46

Dear Mr. Golden:

In anticipation of the voluntary submission of a Project Notification Form ("PNF") to commence the Article 80B, Large Project Review process, on behalf of Commonwealth Pier Trust II ("the Proponent"), we hereby submit this Letter of Intent for the adaptive reuse and revitalization of the Seaport World Trade Center (the "Project") located at 200 Seaport Boulevard in the Seaport District of Boston (the "Project Site").

The Proponent and its affiliates have owned and occupied the Seaport World Trade Center (the "SWTC") on the prominent Commonwealth Pier for over three decades. The proposed revitalization of the SWTC is a transformative project that will modernize and reposition the existing building and Commonwealth Pier for its next generation of use as a vibrant place for work, retail, events and active public waterfront experiences within the city's exciting Seaport District. While the existing building and Project Site require a significant infrastructure investment to enable the adaptive re-use and revitalization, the Project has tremendous potential to create an exciting, flexible, and creative workspace that attracts and retains talented employees and provides a unique waterfront experience for the public.

The Project will enhance its current uses by replacing the existing exhibition hall with new public realm spaces and improvements and expanded ground-floor retail space, as well as creating new flexible and innovative office space and first-class event spaces.

Through revitalization of the Project Site, the Proponent strives to:

- Enhance public access to the waterfront and create an active public realm through the introduction of new public spaces and retail, renovations to the Harborwalk, and improved connectivity and permeability of the Pier;
- Create a unique and flexible workplace with increased natural light and views;
- Improve the pedestrian experience along Seaport Boulevard;
- Employ resiliency measures to meet the challenges anticipated from forecasted rising tides and increased storm intensity;

- Achieve city and state guidelines for diversity and inclusion in the procurement of construction services;
- Incorporate best practices for sustainability and wellness for occupants and visitors and provide modernized and energy-efficient building systems; and
- Provide a diverse mix of retailers and event facilities.

We anticipate submitting a Project Notification Form and look forward to working closely with the BPDA, the community, and various city agencies during the review of the Project.

Thank you for your consideration of this letter.

Very Truly Yours,



Andrew Dankwerth  
Senior Vice President of Design & Development  
Pembroke Real Estate LLC, Asset Manager for Proponent

cc: Jack Clark  
Terrence Mcneil  
Kevin Renna, Goulston & Storrs